

1 **CITY OF NORTH BEND PLANNING COMMISSION MEETING MINUTES**

2 Thursday, April 25, 2013 at 7:00 PM

3 City Hall Conference Room,

4 211 Main Avenue North, North Bend, WA 98045

5 *Please Note: A complete audio recording of this meeting is available on the City of North Bend website,*
6 www.northbendwa.gov, under Commissions - Planning Commission - Meeting Audio.

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8 **CALL TO ORDER**

9 The meeting was called to order at 7:05 PM.

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11 **ROLL CALL**

12 Planning Commissioners present: Bruce Bjorklund, Brenden Elwood, Scott Lee, and Rob McFarland (Chair).
13 Commissioners Muoio, Fancher, and Luckey were unable to attend, and have been excused from tonight's
14 meeting. Guests: Tom Wilson, and Travis Bridgman. City Staff present: Mike McCarty, Senior Planner.

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16 **AGENDA #2 MINUTES FROM MARCH 14, 2013 AND MARCH 28, 2013 MEETINGS**

17 Chair McFarland asked for a motion to approve the Minutes from the March 14, 2013 and March 28, 2013
18 Planning Commission Meetings. Commissioner Bjorklund Motioned to Approve; Commissioner Elwood
19 seconded the Motion. The Motion was Approved, 4:0.

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21 **AGENDA ITEM #3: PUBLIC COMMENT ON NON-AGENDA ITEMS (LIMITED TO 3**
22 **MINUTES PER PERSON)**

23 Chair McFarland asked if any citizen wished to comment on a non-agenda item. Tom Wilson from Cushman
24 Wakefield spoke, and said he had seen another Docket request that would change the use or zone for some
25 properties contiguous to the EP-2 Zone in the Tanner District. The Puget Western land is zoned EP-2, the most
26 intensive industrial land use designation, and the request to designate a corridor along 140th Street as residential,
27 is, in his experience as an industrial focused commercial real estate broker, a mistake, because you don't want to
28 have industrial uses neighboring residential uses. Mike McCarty said that that docket had been submitted by a
29 resident, and that the Planning Commission chose not to take that item up.

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31 Travis Bridgman, 713 Ogle Ave. North, North Bend, WA 98045, said he is just at the meeting to listen.

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33 **AGENDA ITEM #4: INTRODUCTION – AMENDMENTS TO COMPREHENSIVE PLAN**
34 **LAND USE DESIGNATION MAP, ZONING MAP AND NBMC 18.10.050 CONCERNING 12727**
35 **AND 12805 412th AVE. SE (PER CENTURY LINK REQUEST – DOCKET #12)**

36 Mr. McCarty introduced again Tom Wilson from Cushman Wakefield, who is representing the property owner,
37 Century Link. Mr. McCarty described this docket request, which is a request to re-designate a piece of property
38 owned by Century Link which is currently a commercial building in residentially zoned Low Density Residential
39 (LDR), to a commercial use. Century Link is looking to sell the property and so broaden the availability of uses
40 to attract a buyer. Mr. McCarty also said that when staff looked at this docket request, they felt it appropriate to
41 include with this docket the property to the immediate south, an AT&T telephone utility building. Mr. McCarty
42 went on and described the surrounding uses and zones. Note that this property is not within the city limits of
43 North Bend, but is in North Bend's Urban Growth Area. Any change in zoning would not take effect until
44 annexation into the city. Staff did not feel allowing the full uses of the Interchange Mixed Use (IMU) Zone
45 would be appropriate, and so proposes rezoning the subject properties to IMU, but then applying limitations via a
46 performance standard that would restrict the most intensive commercial uses, like retail.

47
48 There was discussion, including questions and answers, between the Commissioners, Mr. McCarty, and Mr.
49 Wilson concerning this docket request. Mr. Wilson commented that he is not in favor of adding any restrictions
50 onto the IMU Zone for the Century Link property, and is in favor of the broadest possible uses available. Mr.

1 Wilson expressed his concern that there is not enough High Density Residential in North Bend and units that are
2 affordable for the type of jobs a new commercial would offer.

3
4 There was continuing discussion between the Commissioners, Mr. McCarty, and Mr. Wilson concerning this
5 docket request as well as some other dockets received by the city.

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7 **ADJOURNMENT:**

8 Chair McFarland asked if there was a motion to adjourn. Commissioner Elwood motioned to adjourn the
9 meeting; Commissioner Bjorklund seconded the motion. The meeting adjourned at 7:40 PM.

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11 **NEXT PLANNING COMMISSION MEETING:**

12 The next Planning Commission meeting will be held May 9, 2013 at the City Hall Conference Room.

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14 ATTEST:

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17 _____
18 Rob McFarland, Chair

Mike McCarty, City of North Bend